



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

4 Bed Town House In Lamarsh Rd , Oxford, OX2 0LD

£3,000 Monthly



Ref:14361





SHORT DESCRIPTION

Property Ref: 14361 An attractive modern 4 bed, 3-storey town house. Lamarsh Rd, Oxford. Available from May 2025 - please enquire on date flexibility. £3,000 pcm. Open to offers for decent length of let and/or families. Council Tax Band F. Attractive neo-Georgian modern three storey family home built recently (1999) by Kingerlee Homes, well situated within this select development of similar properties, just off the Botley Rd, offering easy access to the train station (less than a mile), City Centre (1.5 miles), A34 and A420. The property is flood-proof since the entire development (1999) was built raised above the normal ground level in Botley. The accommodation has the benefit of a good size kitchen/dining room, with French doors leading to low maintenance rear gardens, 4.75m x 4m first floor sitting room, larger than average downstairs cloakroom, first floor double bedroom with en-suite facilities (including shower), three further double bedrooms (over two floors) and good size family bathroom. Externally, the property provides off-street parking with spacious driveway. To the rear, the westerly facing landscaped gardens offer rear access being predominantly laid to lawn with gravelled area. The photos show the house before we moved out, it will be provided semi-furnished so that the basic/large items are there for our tenants. 3 of the bedrooms have a double bed, 1 has a single. All the beds have mattresses and all the windows have curtains. There are bookshelves and desks. All the sinks have mixer taps. Clean lines and neutrally decorated. All the windows and garden french doors have been replaced with well insulated windows/doors so the house is very snug, even in winter. All the stairs and rooms above ground have been carefully floored with a soft light oak wood. The area and the neighbours are peerless: young families and professionals in a quiet cul-de-sac. There is easy access to the nearby St George's Field, the railway station (direct links to London Paddington, London Marylebone, Reading, Birmingham, etc.) and many local amenities within West Way / Elms Parade shopping centre. The adjacent retail park offers shopping and groceries in easy walking distance. Oxford city centre is walkable. - Oatlands Rd park is straight out of the back: playing fields and playground. - Both Waitrose and Aldi are less than 5 minutes walking distance for all fresh shopping needs. - Home Bargains/Dunelm Mill/Hobbycraft/Wickes also all in the adjacent shopping area. - On premises parking on private driveway + street. Both city centre and ring road are less than a mile away. There are no parking permits/chits needed for residents or visitors. - Oxford's main train station is less than a mile away, with direct links to London (both Paddington and Marylebone), Birmingham, etc. - Bus stop less than a minute walk away, for buses in both directions: - Seacourt Park & Ride is across the road: Property Type: Town House Full Renting price: £3000.00 Pricing Options: Guide Price Council tax band: F EPC rating:C Measurement:1453.128 SQ.FT. Outside Space: Front Garden, Rear Garden Parking: Driveway, Residents, Off street Heating Type: Double Glazing, Oil -----

4

Bed Room(s)

3

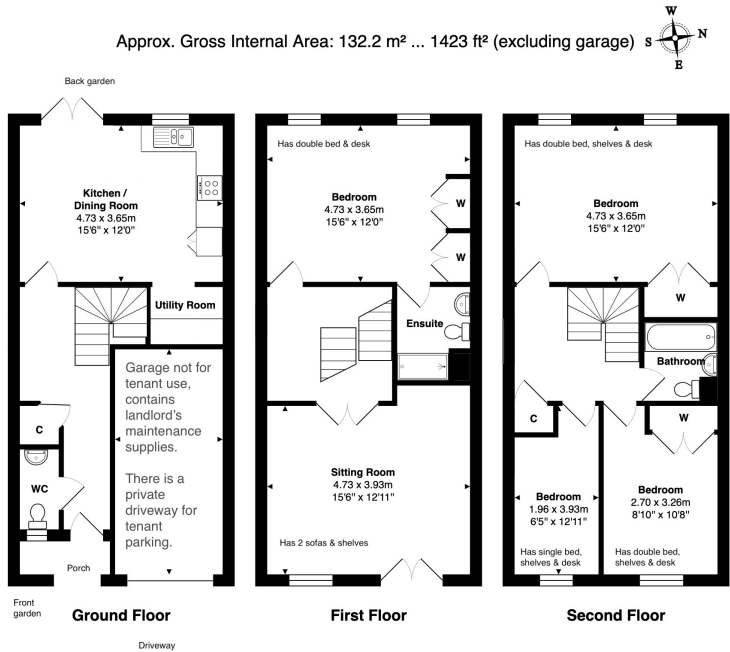
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.

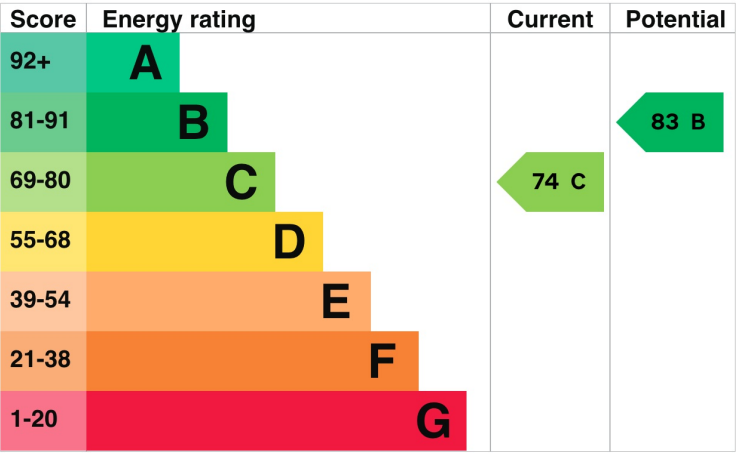
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

